



The City of Seattle

International Special Review District

Mailing Address: PO Box 94649, Seattle WA 98124-4649
Street Address: 600 4th Avenue, 4th Floor

ISRD 56/24

Staff Report

Address: 510 Maynard Ave S.

Record #: DONH-COA-01327

Applicant Representatives: Hannah Estrich, skl architects

Change of Use: Proposed change of use from restaurant/café to office, for SKL Architects

Additional details:

“Office” is not a preferred use within SMC 23.66.326 – Street-level uses. Therefore, it cannot be reviewed administratively.

Staff comments: It is the staff opinion that this use may be appropriate, so long as the transparency requirements of SMC 23.66.336 are met and there is pedestrian activity into/out of the storefront.

PROPOSED MOTION

I move that the International Special Review District Board recommend approval of a Certificate of Approval for use, per the submitted application materials.

The Board directs staff to prepare a written recommendation of approval, based on considering the application submittal and Board discussion at the April 23, 2024 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

This action is based on the **following applicable sections of the International Special Review District Ordinance and relevant Standards:**

Seattle Municipal Code (SMC)

SMC 23.66.320 – Permitted uses

SMC 23.66.326 – Street-level uses

SMC 23.66.336 – Exterior building finishes

B. Asian Design Character District

4. Transparency Requirement